FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
5-186	ORLEANS		EAS.82

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
North Eastham

Address: 805 Massasoit Road

Historic Name: Lamma A. Hopkins Rental House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1860

Source: 1995 MHC B Form

Style/Form: Gothic Revival/gable block

Architect/Builder: unknown

Exterior Material:
Foundation: stone

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Garage, early-20th c.
Utility building, late-20th c.

Major Alterations *(with dates)*:
1 sty wing added to rear, late 20th c.
Front porch added or altered, late 20th c.

Condition: good

Moved: no ☐ yes ☒ **Date:** ca. 1880

Acreage: 0.41

Setting: The property is situated on a historic highway leading north from North Eastham and is now part of a pattern of late-20th-century residential subdivisions.

Photograph

View from SE.

Locus Map (north at top)

Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The research into the history of this property has indicated the story-and-a-half wood frame single dwelling was moved to this site from Orleans in 1888. The same research has estimated its construction date to be 1860. The house has a single-pile two-room plan with a center entry flanked by single windows on either side; a central dormer appears to be an original feature. The roof is steep in pitch and overhangs the walls with unembellished eaves. A deep screened porch has been added across the front façade. End walls contain single windows centered on the first and upper stories. A one-story cross-gable wing was added to the rear of the house later in the 20th century. A one-story wood frame, outbuilding behind the house has a front façade later altered for a one-car garage. A more recent utility building with a gambrel roof has been added next to the garage. The lot is essentially open with lawn and mature trees.

HISTORICAL NARRATIVE

Though the chain of title to the property on which 805 Massasoit Road stands is not entirely understood, it appears to have been moved to or built on land that was owned by Lamma A. Hopkins, who in November 1871 bought six acres of land in this part of Eastham from his father Nathan Hopkins (1792-1872) for $25.[1] Nathan Hopkins and his wife Abigail Smith Hopkins (1794-1872) lived near the intersection of Herring Brook and Campground Roads in an enclave that included his older son John N. M. (1823-1907), his brother John (1798-1877), and his married sister Eliza A. Smith (1828-88). Lamma Hopkins is credited with $375 in real property in the 1870 census because he owned a meadow parcel and seven acres with a house on it near Schoolhouse Road, but every census through 1870 shows him in his parents' household and working, presumably, on his father's farm. Lamma Hopkins probably remained in the household until his parents died, within two months of each other, in 1872. The 1880 Eastham map shows no house on the site of 805 Massasoit Road, and in that year Lamma Hopkins (incorrectly listed as Lemuel) was living in the household of his brother John N. M. Hopkins. He was still living there in 1900 and probably, six years later, died there.

Local historians have suggested that the 805 Massasoit Road house was moved to this site, but the evidence for this claim is not known. It is possible, though far from clear, that by 1880 the family of Lamma Hopkins's married sister Rebecca (1834-1905) was living in a house on this Massasoit Road site. In 1856 Rebecca married Eastham mariner Thomas K. Gill (1832-1911), the son of Nathan A. Gill (1779-1876), longtime Nauset Lights keeper, and Tamsen Gould Gill (1810-93). By 1870, judging from the order of the census, Thomas K. and Rebecca Gill were living in this neighborhood with their son Allen T. Gill, born in 1857, and they were in the same neighborhood in 1880. However, the 1902 directory indicates that Thomas K. Gill, a farmer, was living on Nauset Road while son Allen, a surfman at the Nauset and Orleans life-saving stations, was living on Nauset Beach. Allen Gill must still have been living there in 1905, for the *Barnstable Patriot* reported in February of that year that Fred F. Dill had bought his house "near the L.S. Station, and had it removed up on the Nauset Road near the house of Thos. K. Gill."[2] By 1907 Allen Gill was living in Orleans.

In May 1907, a year after Lamma Hopkins died, his estate administrators—Isaac H. F. Smith of Cambridge, son of Lamma's sister Eliza A. Hopkins Smith, and Allen T. Gill—sold their interest in the Lamma Hopkins estate to John N. M Hopkins. Two months later Hopkins sold 10.5 acres in what was known as the Myrick field to Alonzo K. Higgins, and in turn Higgins sold a half-interest in the parcel eight days later to Boston hotel proprietor Cyrus Newton Campbell (1862-1933); he sold the other half-interest to Campbell in 1914.[3] Born in Minnesota in 1861, Campbell was living in Lynn and working as a salesman when he married Nellie Frances Avery (1864-1931) of that city, and by 1891 the couple and their infant son Charles Newton Campbell were living in Boston. Campbell and another were partners in the management of the Merrimac House, Diman's Hotel, Palace Hotel, Hotel Jewell, and the Model Lodging House in 1899, and he also worked at a stockbroker. In 1900 he and his wife ran a lodging house with nineteen lodgers. Campbell already had North Eastham property: In 1903 he had acquired 655 Massasoit

[1] Nathan Hopkins to Lamma A. Hopkins, 6 November 1871, BCD 591:355.
[2] *Barnstable Patriot*, 20 February 1905, 4.
[3] Isaac H. F. Smith, Cambridge, and Allen T. Gill, Orleans, to John N. M. Hopkins, administrator estate Lamma A. Hopkins, 1 May 1907, 284:292; John N. M. Hopkins, Eastham, and Isaac H. F. Smith, Cambridge, to Alonzo K. Higgins, 10 July 1907, BCD 282:528; Alonzo K. Higgins to Cyrus N. Campbell, 18 July 1907, BCD 282:402, and 31 March 1914, BCD 327:251.

Road (EAS.79), and eight years later he bought 590 Massasoit Road, apparently for his son Charles Newton Campbell. By 1910 the census listed the Campbells in North Eastham, probably at 655 Massasoit Road (EAS.778), with their son and Nellie Campbell's brother, sister-in-law, and mother.

In January 1915 Cyrus Campbell sold this 805 Massasoit Road parcel and two others to his son Charles, then living year-round in Eastham, and a year later Charles sold the three parcels to his mother. Nellie Campbell subdivided the property and in December 1917 sold 805 Massasoit Road on a 1.75-acre parcel to her daughter-in-law Alice F. Campbell (1897-1959). Born Alice Fekkes in Holland in 1987, Fekkes had come to the United States with her parents and four siblings in 1905. She married Cyrus and Nellie Campbell's older son Clare Avery Campbell (1888-1928) in 1914, and in 1917 the couple was living in Eastham; by 1920, they had moved to Rumford, Maine, where Clare Campbell was a Methodist minister. Alice Campbell sold 805 Massasoit Road back to her mother-in-law, who lost it in foreclosure to Cape Cod Savings Bank in May 1934.[4]

The bank owned 805 Massasoit Road until February 1938, when the sold it to Samuel F. Brackett of North Eastham and his son Samuel H. Brackett, whose mortgage on the property was also foreclosed, in 1944. Hyannis Co-operative Bank sold 805 Massasoit Road at auction to Harold L. and Mehitable S. Arnold. Born in Stoughton in 1888, Harold Lyon Arnold was listed in the 1940 census in owned property on Massasoit Road (the bank may have rented #805 to them); he was then the research editor for the federally funded Historical Records Survey. Earlier in his career Arnold had been a purchasing agent at the Providence Public Market and a Congregationalist minister in Griswold, Connecticut. He and his family had been vacationing in Eastham from at least 1927, and Arnold preached in the Congregational churches of Dennis and Wellfleet in the late 1930s.

In 1961 the Arnolds' married daughter Madeline Witten sold 805 Massasoit Road to Bartholomew Ruggiero of White Plains, New York, who owned it for about three years. In 1966 the house and its lot were acquired by Arthur D. and Lillian E. Marean of Gardner. Arthur David Marean was born in Hubbardston in 1909 and by the 1950s was a machine operator at Simplex Time Record Company; his wife, Lillian Edna Brown, was born in Barre in 1919. They married in 1950. The Mareans used 805 Massasoit Road as a seasonal home. Arthur Marean died in 1976, and by 1984 his widow remarried and added Rebecca A. Gerry of Gardner to the title. They are the owners of record in 2020.[5]

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MAPS
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[4] Cyrus N. Campbell, Boston, to Charles N. Campbell, Eastham, 30 January 1915, BCD 340:11; Charles N. Campbell to Nellie F. Campbell, Boston, 31 January 1916, BCD 342:432; Nellie F. Campbell, Bosotn, to Alice F. Campbell, Eatsham, 10 December 1917, BCD 360:165; Alice F. Campbell, Rumford ME, to Nellie F. Campbell, Boston, 28 April 1920, BCD 358:422; Nellie F. Campbell, Boston, to Cape Cod Five Cents Savings Bank, 28 May 1934, BCD 500:572.

[5] Madeline Witten to Bartholomew Ruggiero, White Plains NY, 31 March 1961, BCD 1111:600; Bartholomew Ruggiero, White Plains NY, to Nancy R. Codella, 9 November 1964, BCD 1280:25; Nancy R. Codella, White Plains NY, to Arthur D. and Lillian E. Marean, Gardner, 25 May 1966, BCD 1337:733; Lillian E. Marean to Lillian Z. Marean-Harvey, 805 Massasoit Road, and Rebecca A. Gerry, Gardner, 12 September 1984, BCD 4248:69; Lillian Z. Marean-Harvey, 805 Massasoit Road, to Lillian Z. Marean-Harvey and Rebecca A. Gerry, Gardner, 28 April 1992, BCD 8005:116.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View from east.